



**LADBROKE CRESCENT, W11**  
**£675,000**

**Carter Jonas**

# LADBROKE CRESCENT, W11

## BRILLIANT TWO BEDROOM FLAT TO BUY IN THE POPULAR NOTTING HILL AREA. EPC RATING D.

Brilliant two bedroom flat to buy in the popular Notting Hill area. EPC rating D.

This first floor flat is a brilliant two double bedroom apartment in a period converted property. With high ceilings and windows over looking Ladbroke Crescent, this property is filled with natural light.

Entering the flat you are greeted with the first of the two bedrooms, followed by the second bedroom, bathroom and then the reception/dining room that flows into the modern kitchen. The property has the potential of creating a large terrace to enjoy during the warmer weather subject to planning.

This apartment is ideally situated in the popular Notting Hill area, located a roughly 5 minute walk from Portobello Road and a 3 minute walk from Ladbroke Grove station (Hammersmith & City line).



### AMENITIES

- Two Double Bedrooms
- Potential to Extend Subject to Permissions
- Excellent Location
- Abundance of Natural Light
- Great Investment Opportunity

**TENURE** Leasehold

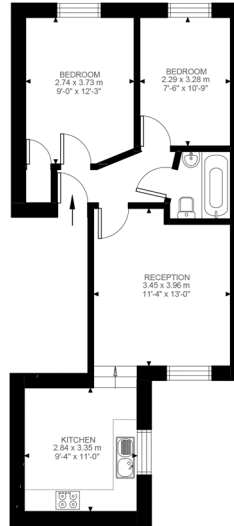
**LOCAL AUTHORITY** RBKC

**EPC BAND** D



Classification L2 - Business Data

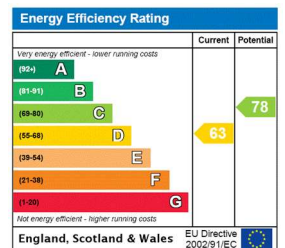




First Floor  
524 ft²

Ladbroke Crescent, W11  
Approximate Gross Internal Area  
48.68 SQ.M / 524 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



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